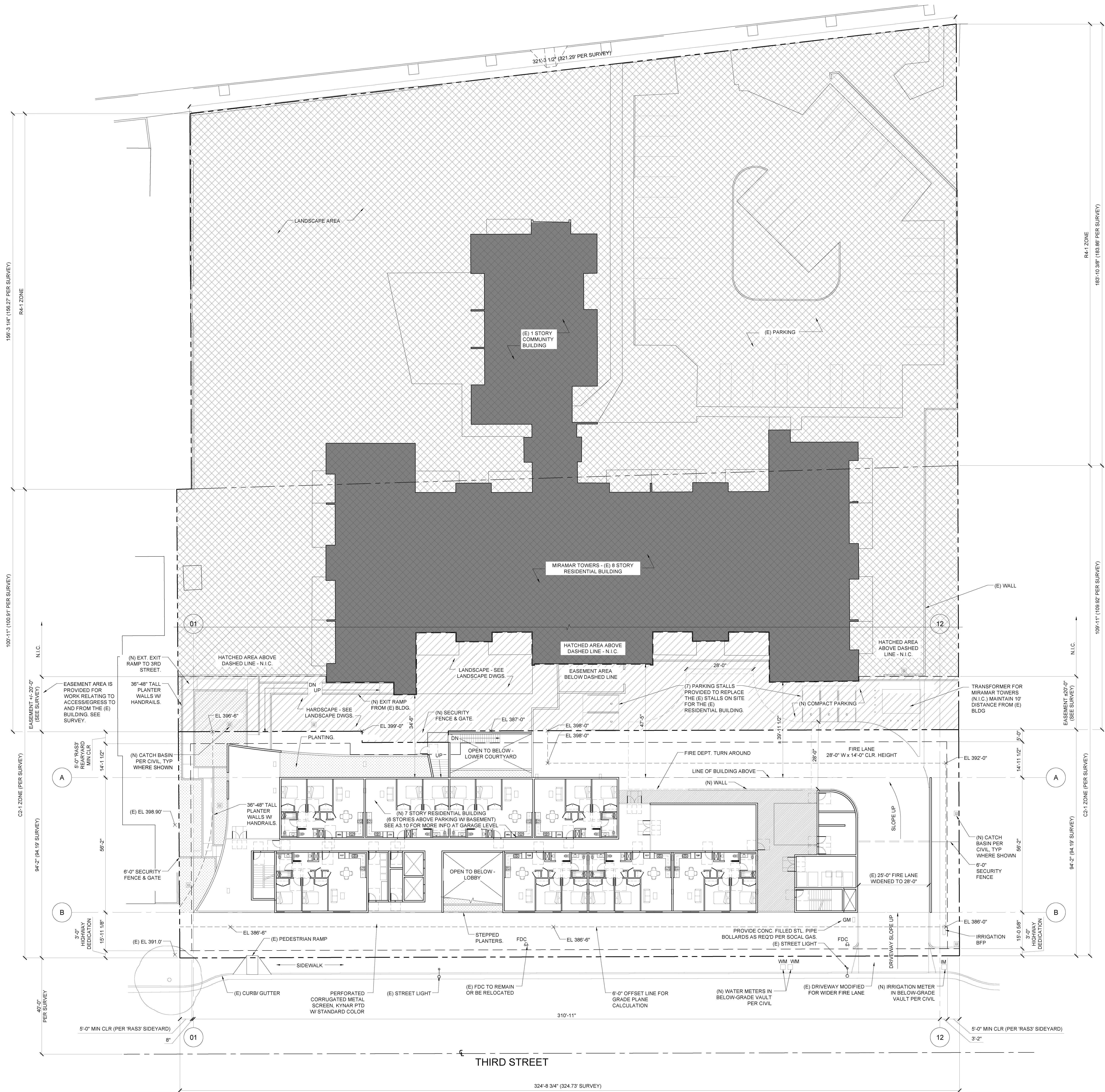


Attachment M

Project Site Plans





AVERAGE GRADE PLANE (AGP) :		
[(386'-6" + 386'-0") / 2]	X 319'-2"	= 123,278.1'
[(386'-0" + 392'-0") / 2]	X 66'-2"	= 26,516.8'
[(392'-0" + 398'-0") / 2]	X 165'-11"	= 65,537'
[398'-0"]	X 13'-6"	= 5,373'
[387'-0"]	X 41'-6"	= 16,060.5'
[399'-0"]	X 31'-11"	= 12,734.7'
[(399'-0" + 396'-6") / 2]	X 62'-2"	= 24,726.8'
[(396'-6" + 386'-6") / 2]	X 73'-0"	= 28,570.5'
TOTAL PERIMETER	775'-4"	302,806.4'
AVERAGE GRADE PLANE = 302,806.4 / 775'-4" = 390.55'		

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
REV 1 - LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	06/25/2020
SCHEMATIC DESIGN	07/10/2020
DESIGN DEVELOPMENT 50%	-
DESIGN DEVELOPMENT 100%	-
CONSTRUCTION DOCUMENTS 80%	-
(PLAN CHECK SUBMITTAL)	-
CONSTRUCTION DOCUMENTS 100%	-
PERMIT SET	-
CONSTRUCTION SET	-

MIRAMAR DEVELOPMENT, LP

1917 - 2005 1/2 W 3RD STREET
LOS ANGELES, CA 90057
PROJECT NUMBER: 01921.0



REVISIONS:	
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SHEET TITLE:

SITE PLAN

SCALE:

AS INDICATED

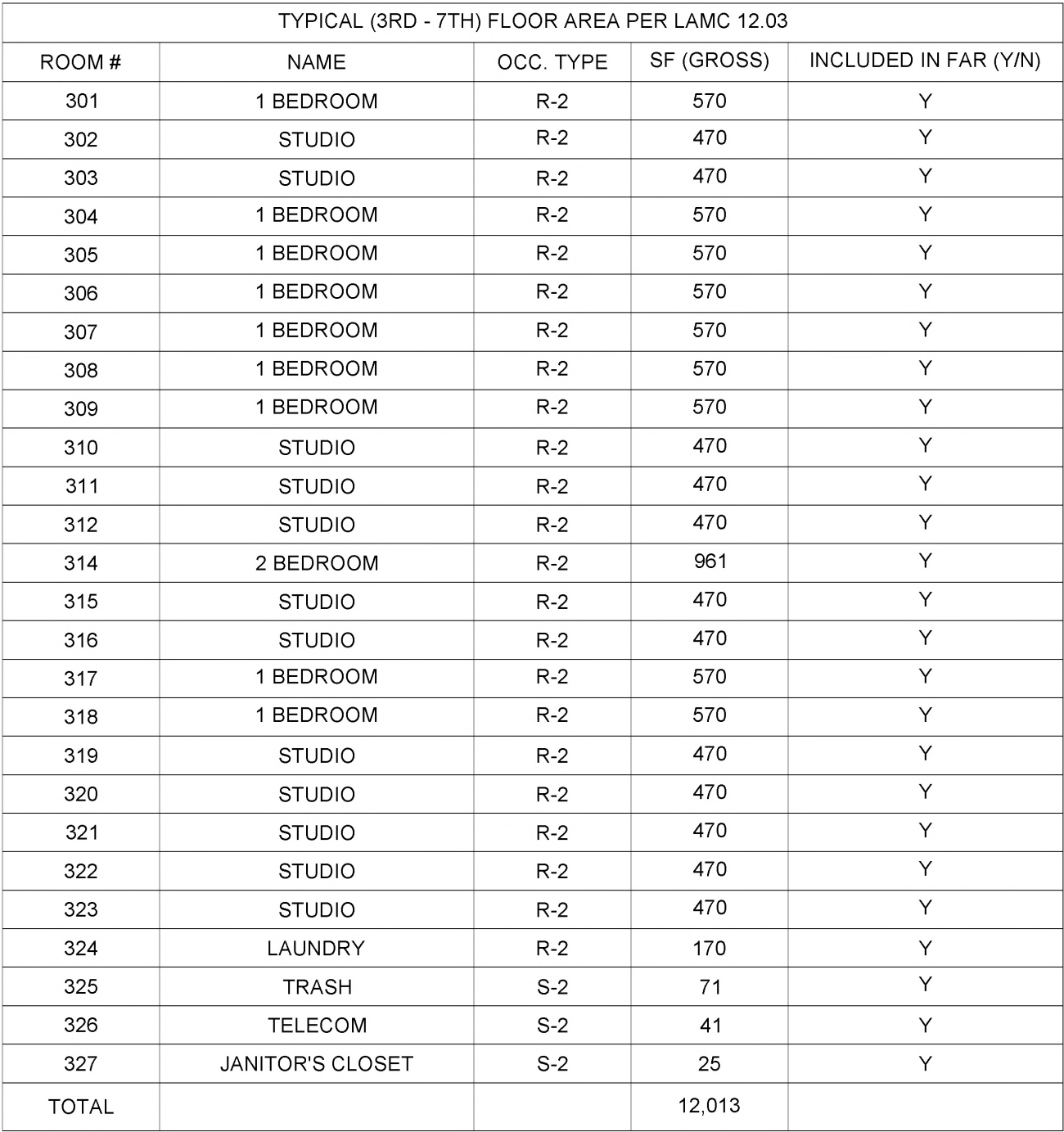
DATE PRINTED:

2020-8-28

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BROOKS + SCARPA ARCHITECTS, INC.
3620 W 139TH STREET
HAWTHORNE, CA 90250
t. 323.596.4700

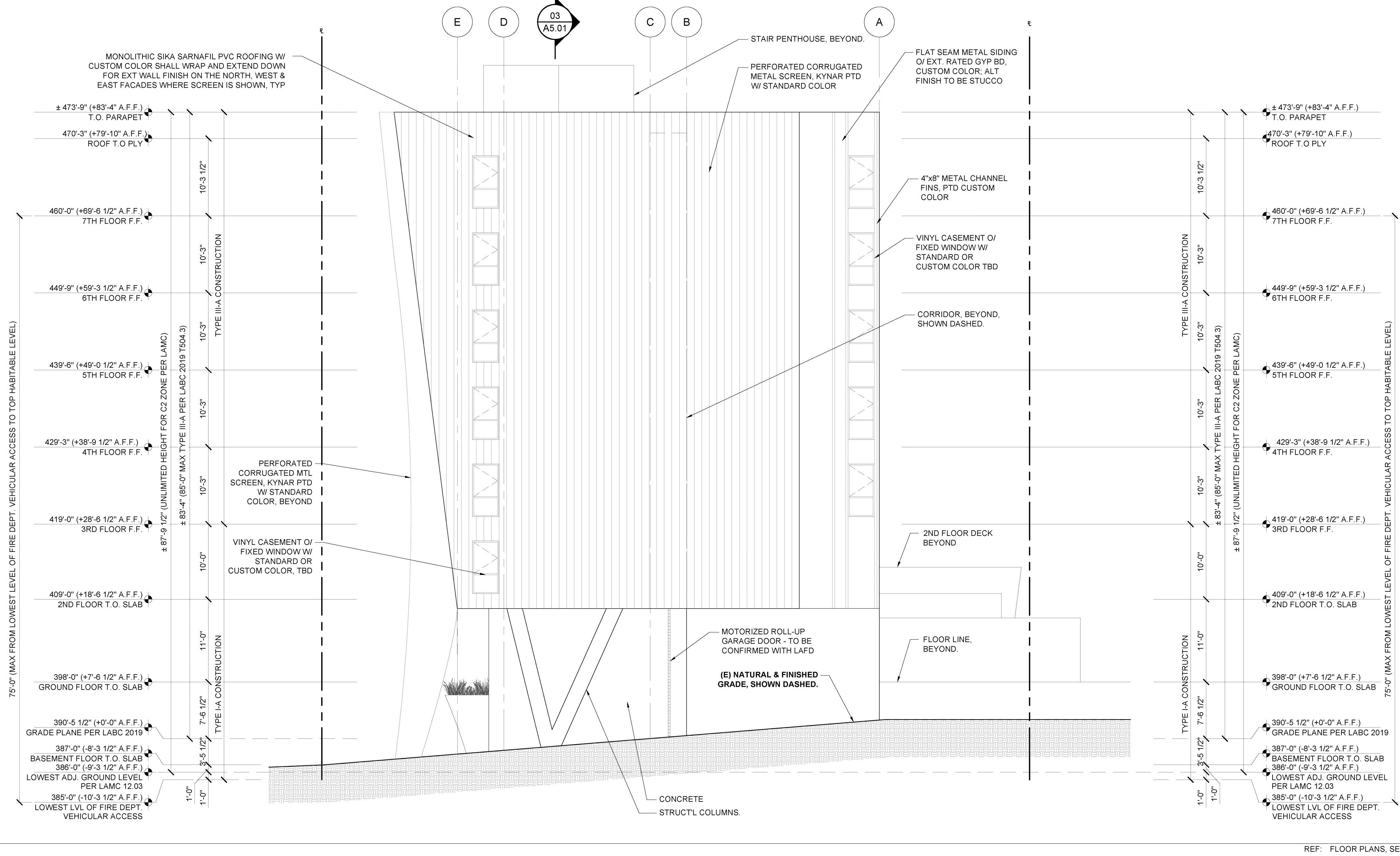
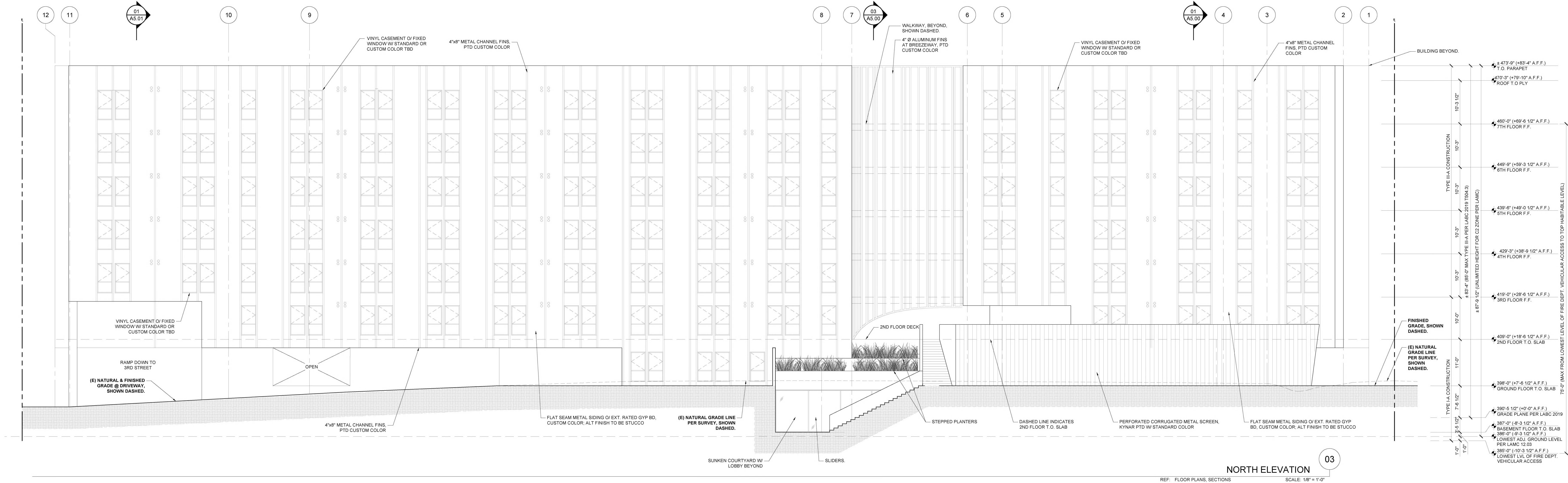
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LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
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SCHEMATIC DESIGN	07/10/2020
DESIGN DEVELOPMENT 50%	--
DESIGN DEVELOPMENT 100%	--
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	--
CONSTRUCTION DOCUMENTS 100%	--
PERMIT SET	--
CONSTRUCTION SET	--

2005 1/2 W 3RD STREET
LOS ANGELES, CA 90057
PROJECT NUMBER: 01921.0





LAOSS PDPP SUBMITTAL & PLANNING ENTITLEMENT

REV 1 - LAOSS PDPP SUBMITTAL & PLANNING ENTITLEMENT

LAOSS PDPP RESUBMITTAL SCHEMATIC DESIGN

LAOSS PDPP RESUBMITTAL DESIGN DEVELOPMENT 50%

DESIGN DEVELOPMENT 100%

CONSTRUCTION DOCUMENTS 80%

CONSTRUCTION DOCUMENTS 100%

PERMIT SET

CONSTRUCTION SET

05/28/2020

06/25/2020

07/10/2020

08/31/2020

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1917 - 2005 1/2 W 3RD STREET

LOS ANGELES, CA 90057

PROJECT NUMBER: 01921.0

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SHEET TITLE:

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SCALE:

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2020-8-28

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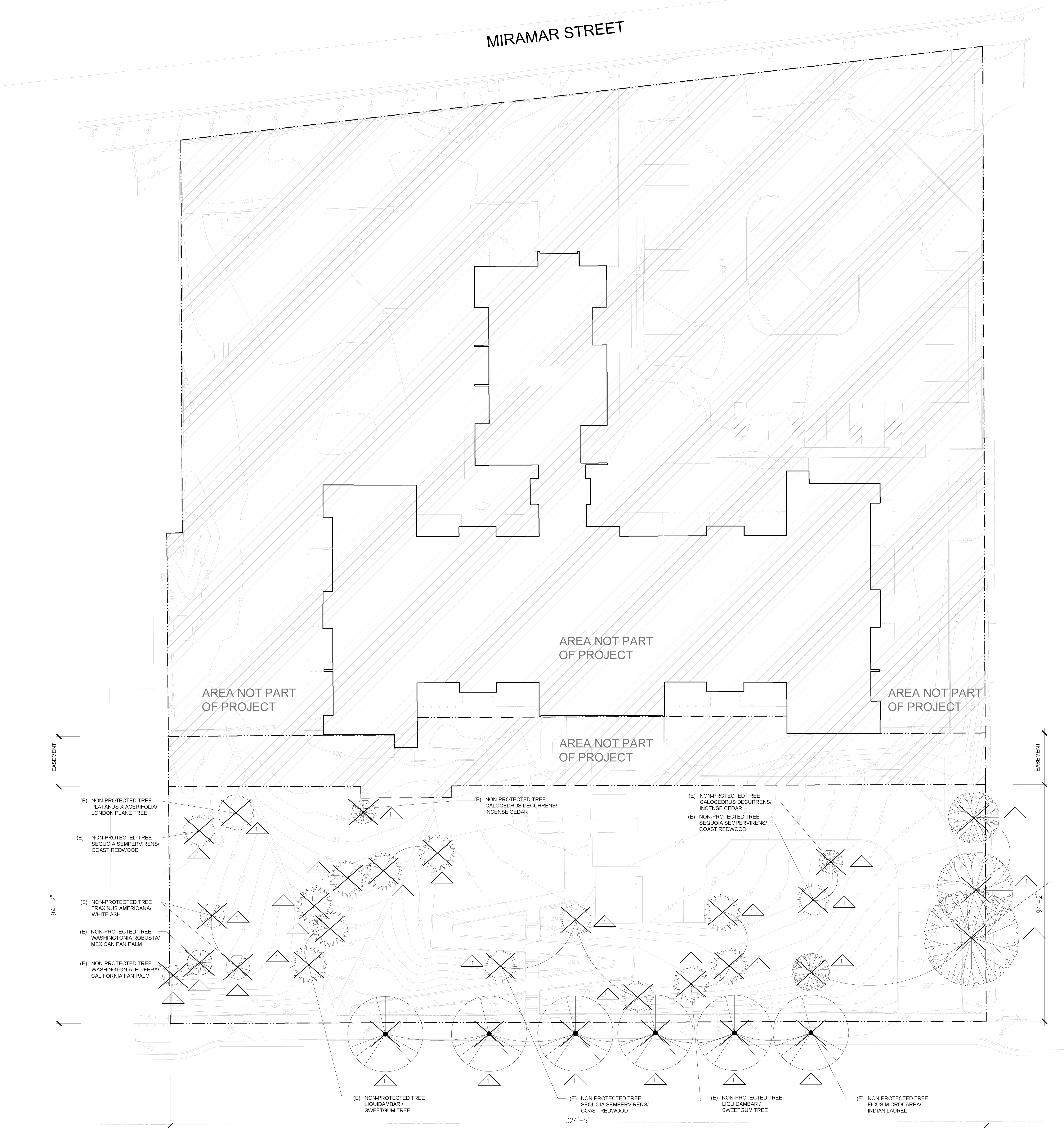
ARCHITECTS, INC.

3829 W 135TH STREET

HAWTHORNE, CA 90250

t. 323.596.4700

A4.01



TREE REMOVAL LEGEND					
EXISTING TREE TO BE REMOVED					
EXISTING TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	REMAIN	REMOVE	PROTECTED/NOT PROTECTED
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	0	5	NOT PROTECTED
	CALOCEDRUS DECURRENS	INCENSE CEDAR	0	2	NOT PROTECTED
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	0	1	NOT PROTECTED
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	0	1	NOT PROTECTED
	LIQUIDAMBAR	SWEETGUM TREE	0	6	NOT PROTECTED
	FRAXINUS AMERICANA	WHITE ASH	0	2	NOT PROTECTED
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	0	1	NOT PROTECTED
	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER TREE	0	4	NOT PROTECTED
	FICUS MICROCARPA	INDIAN LAUREL	0	6	NOT PROTECTED
TOTAL				28	

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REV 1 - LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	06/25/2020
SCHEMATIC DESIGN	07/10/2020
DESIGN DEVELOPMENT 50%	-
DESIGN DEVELOPMENT 100%	-
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	-
CONSTRUCTION DOCUMENTS 100%	-
PERMIT SET	-
CONSTRUCTION SET	-

MIRAMAR DEVELOPMENT, L

1917 - 2005 1/2 W 3RD STREET
LOS ANGELES, CA 900
PROJECT NUMBER: 01921



REVISIONS:	
1	4
2	5
3	6

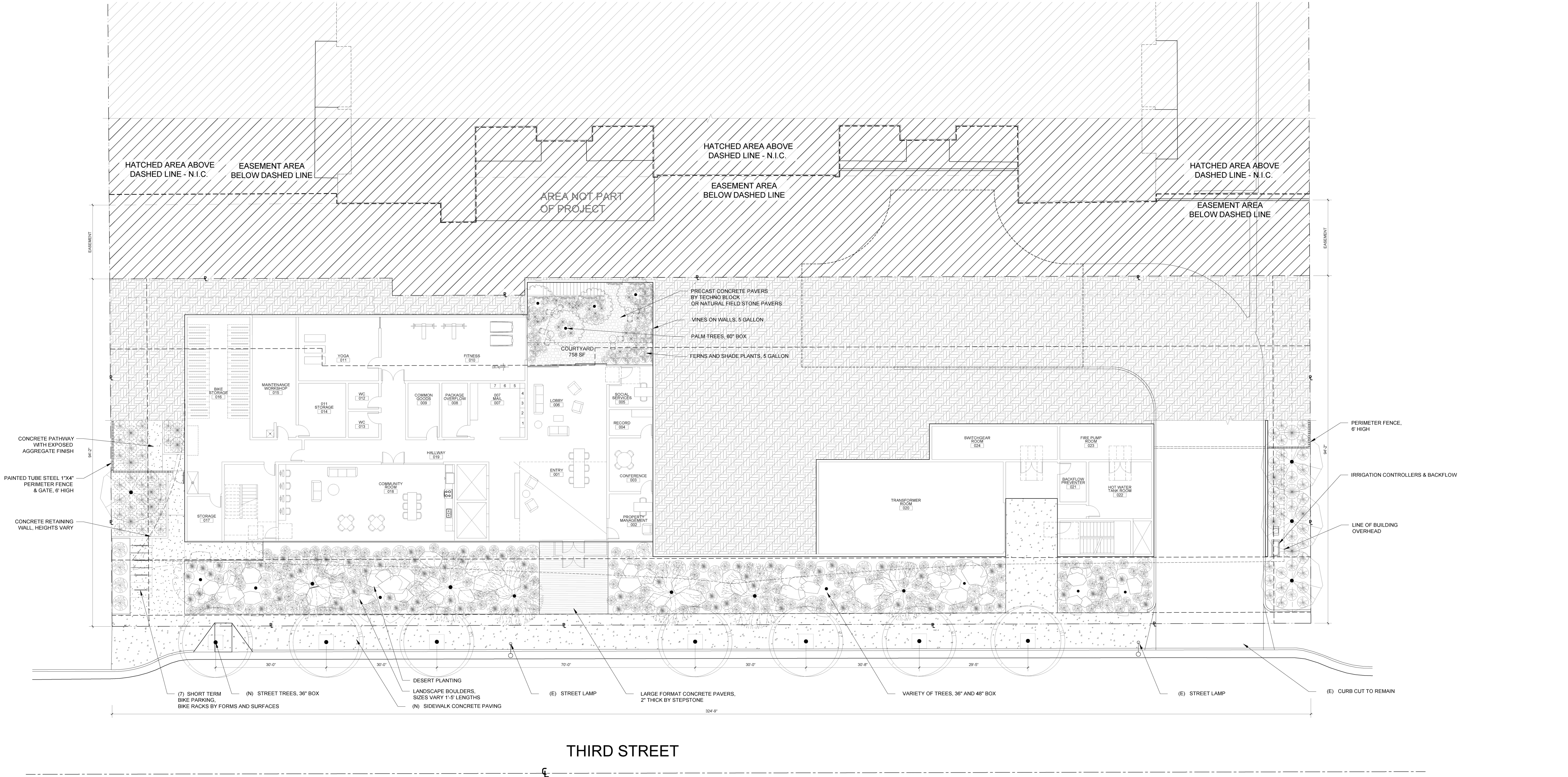
SHEET TITLE: EXISTING TREE REMOVAL PLAN

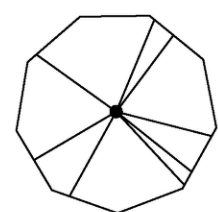
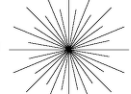
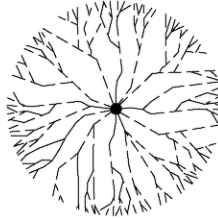
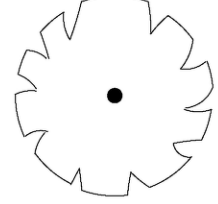
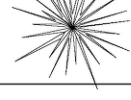
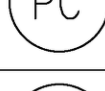
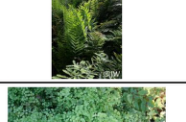
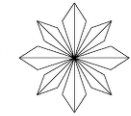
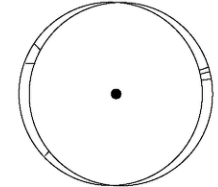
SCALE: 1/16"=1'-0"

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TINA CHEE LANDSCAPE STUDIO
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GLENDALE, CA 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET

L0.01



PLANTING LEGEND													
IMAGE	REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	IMAGE	REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS
		UNDERSTORY							TREE				
		 	MUHLENBERGIA RIGENS	DEER GRASS	554	LOW				PLATANUS RACEMOSA	CA SYCAMORE	(11) 36" BOX	MED
		 	ERIOPHYLLUM NEVENII	WOOLY SUNFLOWER	5	LOW				PARKINSONIA X DESERT MUSEUM	PALO VERDE X DESERT MUSEUM	(3) 36" BOX (3) 48" BOX	LOW
		 	PENSTEMON SPECIOSUS	ROYAL PENSTEMON	26	LOW							
		 	ERIOGONUM FASCICULATUM	CA BUCKWHEAT	12	LOW							
		 	ENCELIA FARINOSA	BRITTLE BUSH	160	LOW				PROSOPIS GLANDULOSA TORREYANA	HONEY MESQUITE TREE	(4) 36" BOX (3) 48" BOX	LOW
		 											
		 	AGAVE DESMETTIANA	SMOOTH AGAVE	121	LOW							
		 	HESPEROYUCCA WHIPPLEI	OUR LORD'S CANDLE	69	LOW				PINUS TORREYANA	TORREY PINE	(4) 60" BOX	MED/ LOW
		 	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	CALIFORNIA POLYPODY FERN	33	MED							
		 	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	13	MED							
		 	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR FERN	19	MED				STREET TREES PER URBAN FORESTRY		(7) 36" BOX	

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' WATER MANAGEMENT POINT SYSTEM				CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS				TABLE OF AREAS	
TOTAL LOT AREA	30,432 SF	TOTAL LOT AREA	30,432 SF	TOTAL LOT AREA	30,432 SF	TOTAL LOT AREA	30,432 SF	TOTAL LOT AREA	30,432 SF
TOTAL NUMBER OF POINTS REQUIRED	300	TOTAL NUMBER OF POINTS REQUIRED	20	TOTAL NUMBER OF POINTS REQUIRED	20	TOTAL NUMBER OF POINTS REQUIRED	20	LEVEL 1 FOOTPRINT AREA	16,317 SF
FEATURES/TECHNIQUES	POINTS PROVIDED	FEATURES/TECHNIQUE	POINTS CLAIMED	FEATURES/TECHNIQUE	POINTS CLAIMED	FEATURES/TECHNIQUE	POINTS CLAIMED	PLANTING	
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	75	25' ON CENTER MAXIMUM 2 POINTS PER TREE	7 TREE X 2 POINTS = 14	25' ON CENTER MAXIMUM 2 POINTS PER TREE	7 TREE X 2 POINTS = 14	25' ON CENTER MAXIMUM 2 POINTS PER TREE	7 TREE X 2 POINTS = 14	TOTAL TREES REQUIRED FOR 137 UNITS (1 TREE PER 4 UNITS)	35
AUTOMATIC CONTROLLER	5	STREET TREES 24" BOX 1 POINT PER TREE	7 TREE X 1 POINTS = 7	STREET TREES 24" BOX 1 POINT PER TREE	7 TREE X 1 POINTS = 7	STREET TREES 24" BOX 1 POINT PER TREE	7 TREE X 1 POINTS = 7	TREES PROVIDED	35
0-15% LAWN AREA	10							BASEMENT LEVEL PLANTING AREA	5,761 SF
SOIL MOISTURE SENSOR DEVICE	2							LEVEL 1 PLANTING AREA	2,488 SF
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	133							LEVEL 2 PLANTING AREA	1,299 SF
LANDSCAPE WATER METER (25% OF POINTS)	75							TOTAL PLANTING AREA	9,067 SF
TOTAL POINTS PROVIDED	300	TOTAL POINTS PROVIDED	21	TOTAL POINTS PROVIDED	21	TOTAL POINTS PROVIDED	21	HARDSCAPE AREA (EXCLUDING DRIVEWAY AND STREET DEDICATION)	8,298 SF
		TREES REQUIRED 1 PER 4 UNITS	137 UNITS / 4 = 34.25 35 TREES PROVIDED	TREES REQUIRED 1 PER 4 UNITS	137 UNITS / 4 = 34.25 35 TREES PROVIDED	TREES REQUIRED 1 PER 4 UNITS	137 UNITS / 4 = 34.25 35 TREES PROVIDED	OPEN SPACE	
								REQUIRED OPEN SPACE (PER LAMC 12.21.G.2): 10,537 SF (137 UNITS)	10,537 SF
								PROVIDED OPEN SPACE	10,745 SF
								25% OF OPEN SPACE VEGETATED REQUIRED	2,686 SF
								OPEN SPACE VEGETATED PROVIDED	9,067 SF

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT
REV 1 - LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT
SCHEMATIC DESIGN
DESIGN DEVELOPMENT 50%
DESIGN DEVELOPMENT 100%
CONSTRUCTION DOCUMENTS 80%
(PLAN CHECK SUBMITTAL)
CONSTRUCTION DOCUMENTS 100%
PERMIT SET
CONSTRUCTION SET

05/28/2020
06/25/2020
07/10/2020
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MIRAMAR DEVELOPMENT, LP

1917 - 2005 1/2 W 3RD STREET
LOS ANGELES, CA 90057
PROJECT NUMBER: 01921.0

REVISIONS:

1	-	4	-
2	-	5	-
3	-	6	-

SHEET TITLE: LANDSCAPE
LEVEL 0 - BASEMENT LEVEL
SCALE: 3/32"=1'-0"
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